

Boylston Crafts  
1.13.15

The Boylston Crafts project has gone through many revisions since it was last at the Preservation Commission (BPC). On May 13 2014, the BPC approved the site plan in concept. A sub-committee was appointed and it has worked with the applicants to review this project as it has evolved, with issues including inclusionary zoning and fire safety.

Among changes are that the house at 17 Crafts has been removed from this project (and already sold to an individual) with a common driveway entrance placed next to the 17 Crafts driveway. The common driveway for the three interior houses has been widened and the middle interior house has been flipped-both in response to the Fire Chief's requirements. The number of houses has been reduced from 6 to 5 and the placement of the houses has changed. The designs of several houses, especially the one on lot 1A, have been modified to reduced the impact of the massing on adjacent houses. There has also been an effort to maintain many existing trees and to screen the proposed houses.

The sub-committee felt it was time to bring this plan and the house designs to the full BPC for review and comment.

## Revised plan 1.13.15- notice change in lot number allocation





Comparison  
of earlier  
plan and  
revised  
proposed  
one for  
review



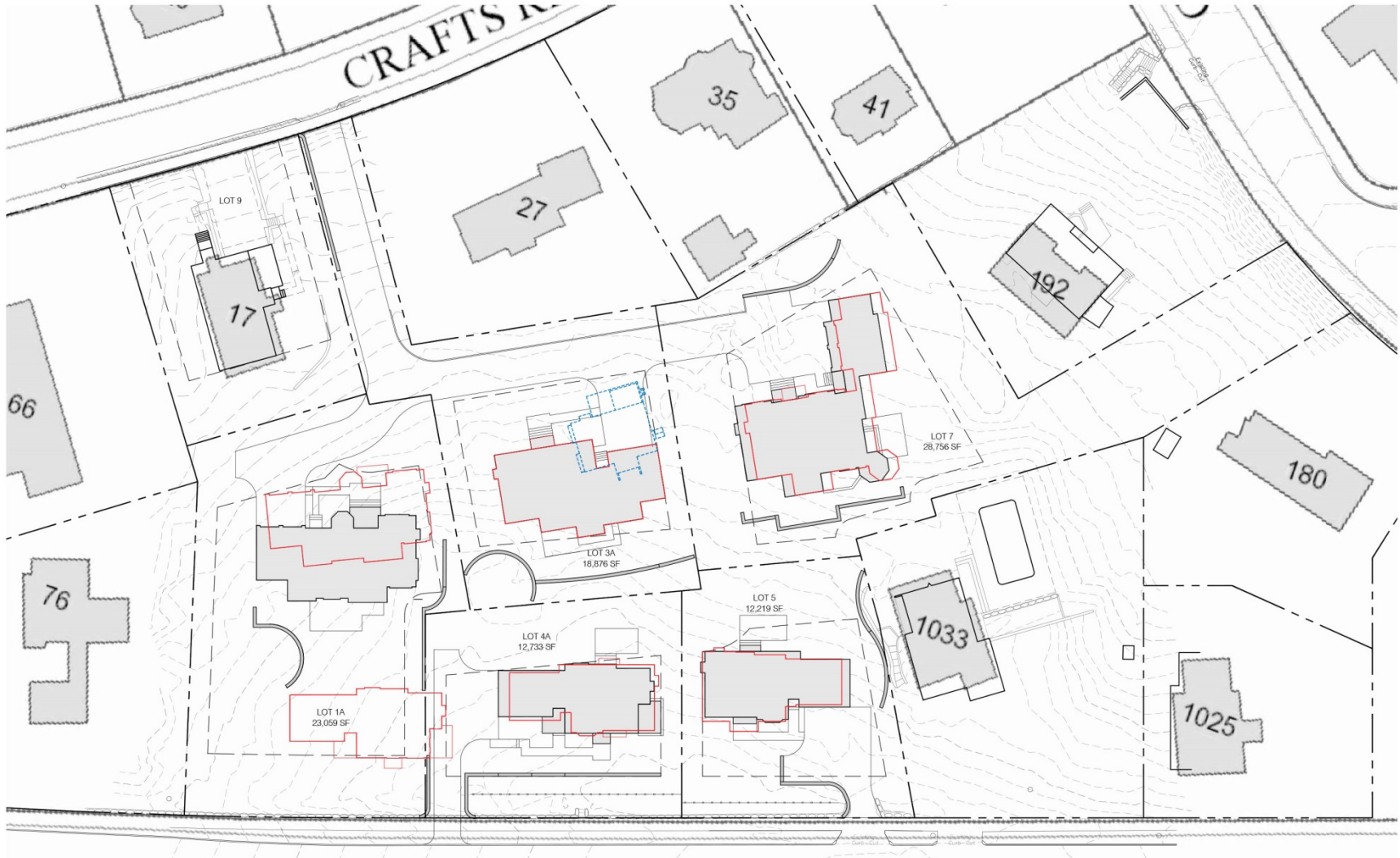
Plan 12.3.14



Revised plan  
1.13.15



### 1.13.15 Site plan showing changes



The following slides are the elevations of the proposed five houses



# Lot 1A Image Board Jan 2015



LOT 1A - LEFT ELEVATION



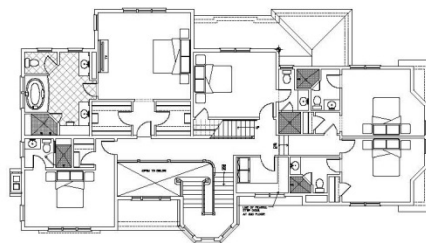
LOT 1A - REAR ELEVATION



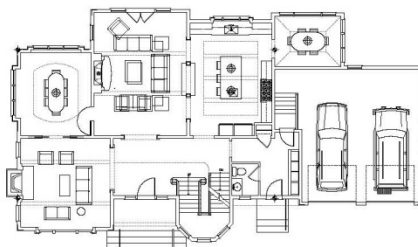
LOT 1A - RIGHT ELEVATION



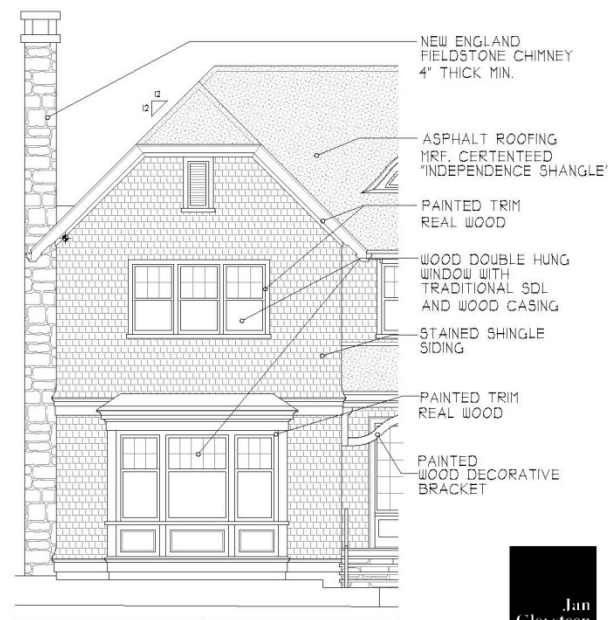
LOT 1A - FRONT ELEVATION



2 LOT 1A - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 LOT 1A - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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CRAFTS LANE LOT 1A  
BROOKLINE, MASSACHUSETTS

Date: January 13, 2015

LOT 1A



LOT 1A - LEFT ELEVATION



LOT 1A - REAR ELEVATION



LOT 1A - RIGHT ELEVATION



LOT 1A - FRONT ELEVATION

## Lot 1A 1.13.15







Front and  
east  
elevations  
house on  
lot 1A



# Rear and west elevations house lot 1A

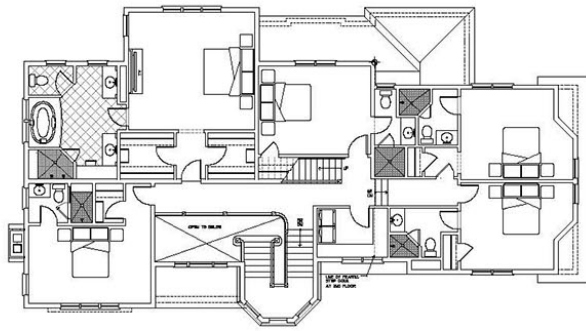


2 LOT 1A - RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

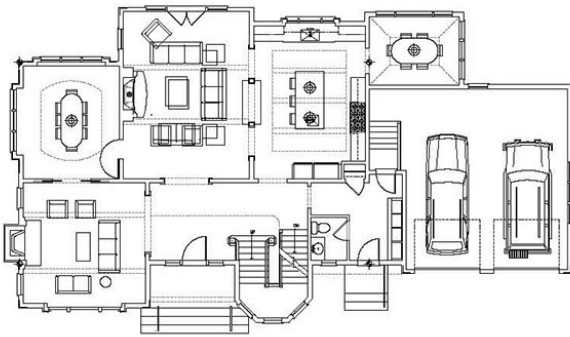


3 LOT 1A - REAR ELEVATION  
SCALE: 1/8" = 1'-0"





2 LOT 1A - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 LOT 1A - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

## Lot 1A plans and detail



# Lot 3A Image Board 1.13.15



LOT 3A - LEFT ELEVATION



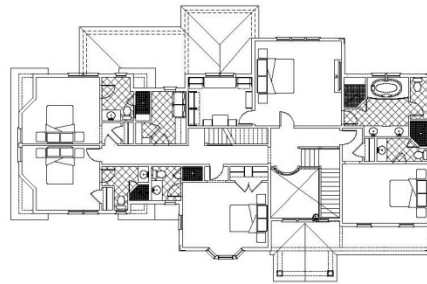
LOT 3A - REAR ELEVATION



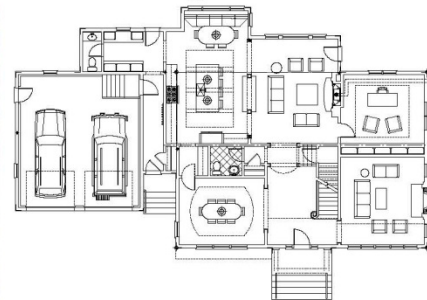
LOT 3A - RIGHT ELEVATION



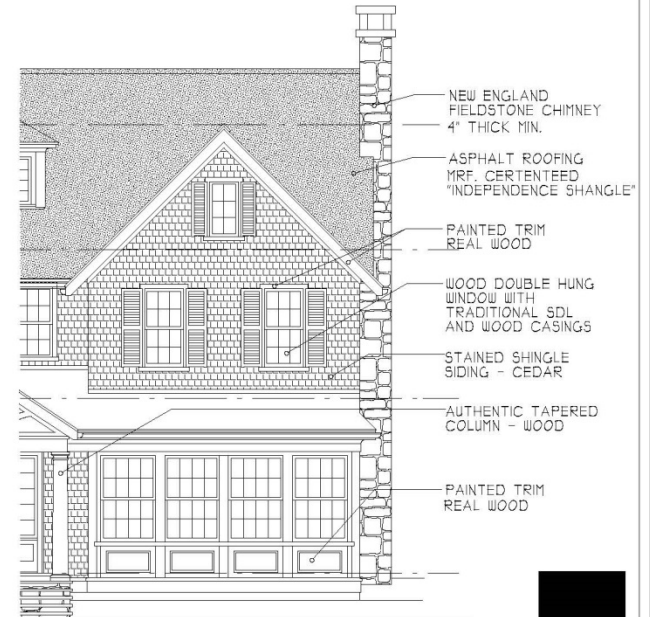
LOT 3A - FRONT ELEVATION



LOT 3A - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



LOT 3A - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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CRAFTS LANE LOT 3A  
BROOKLINE, MASSACHUSETTS

Date: January 13, 2015

LOT 3A





LOT 3A - LEFT ELEVATION



LOT 3A - REAR ELEVATION



LOT 3A - RIGHT ELEVATION



LOT 3A - FRONT ELEVATION



Lot 3A 1.13.15



Front and west  
elevations of  
house on lot  
3A



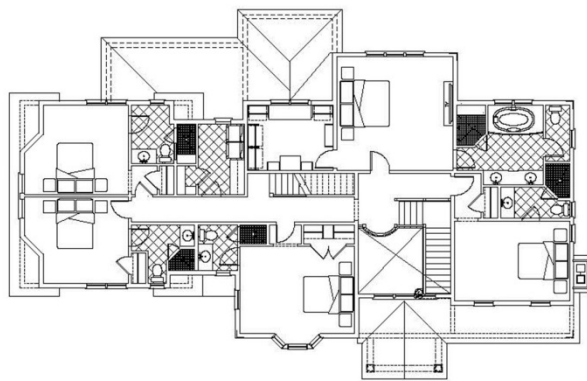


2 LOT 3A - RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

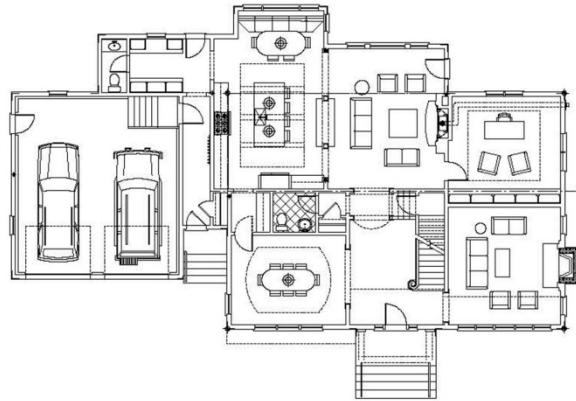
Rear and east  
elevations house on lot  
3A



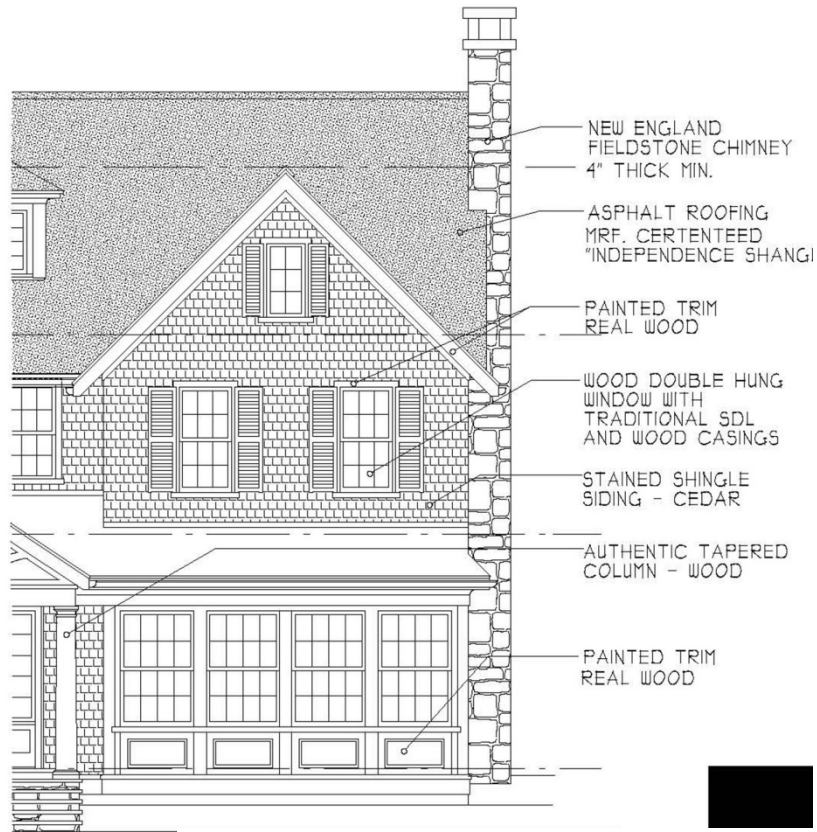
3 LOT 3A - REAR ELEVATION  
SCALE: 1/8" = 1'-0"



2 LOT 3A - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 LOT 3A - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 LOT 3A - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

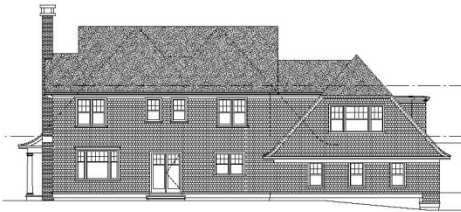
Lot 3A plans & detail



# Lot 4A Image Board



LOT 4A - LEFT ELEVATION



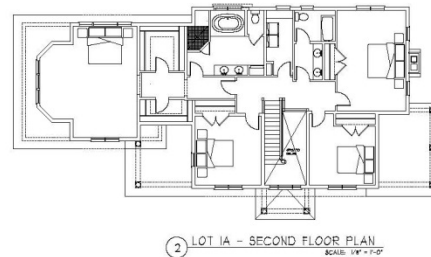
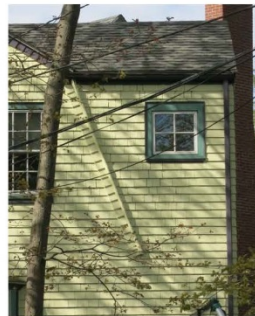
LOT 4A - REAR ELEVATION



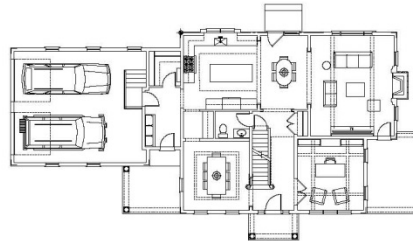
LOT 4A - RIGHT ELEVATION



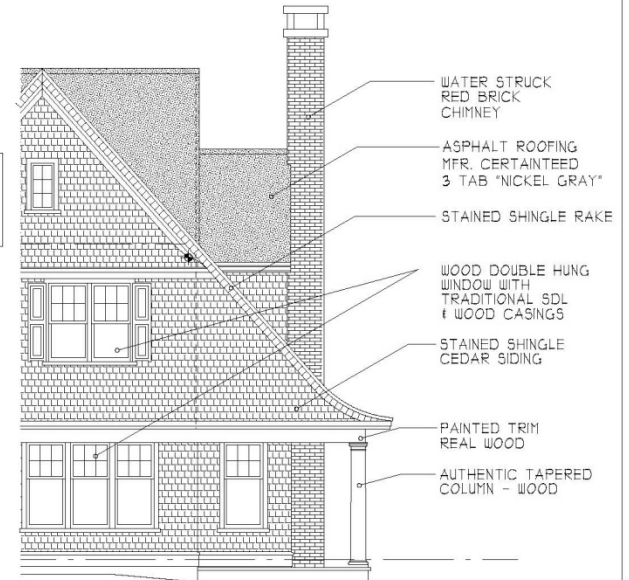
LOT 4A - FRONT ELEVATION



2 LOT 4A - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 LOT 4A - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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BOYLSTON STREET LOT 4A  
BROOKLINE, MASSACHUSETTS

Date: January 13, 2015

LOT 4A

Jan  
Gleysteen  
Architects  
Inc.



LOT 4A - LEFT ELEVATION



LOT 4A - REAR ELEVATION



LOT 4A - RIGHT ELEVATION



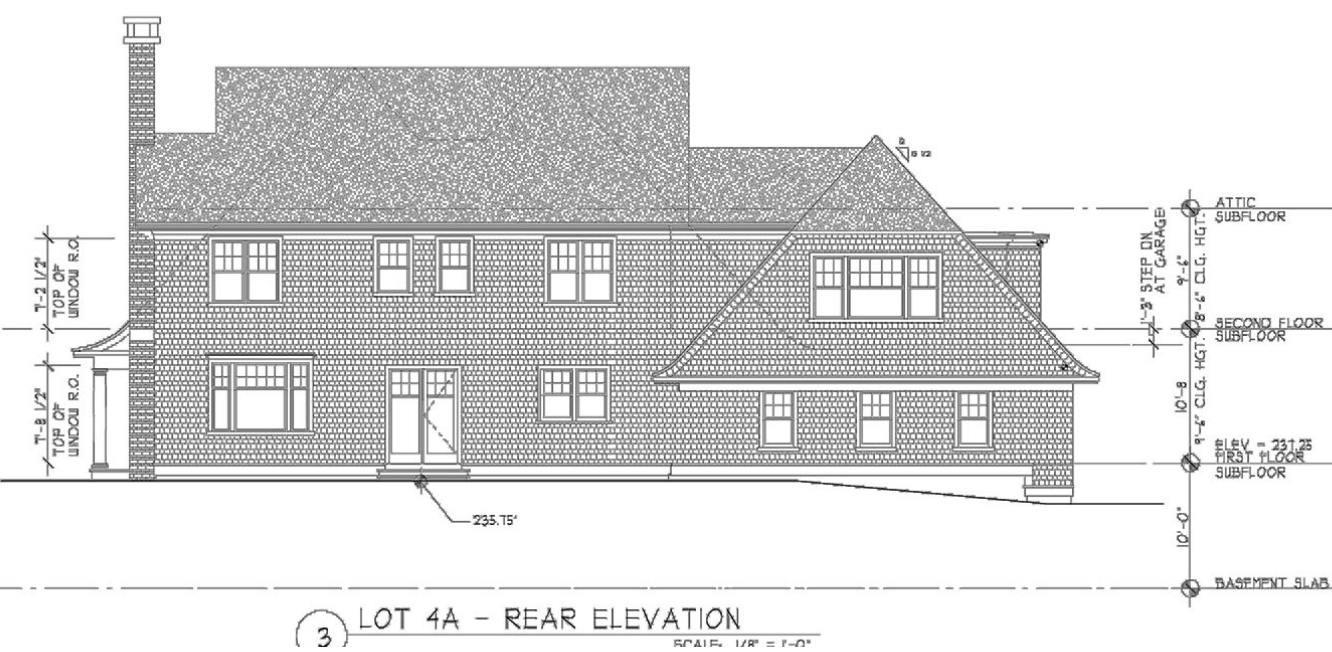
LOT 4A - FRONT ELEVATION

Lot 4A 1.13.15







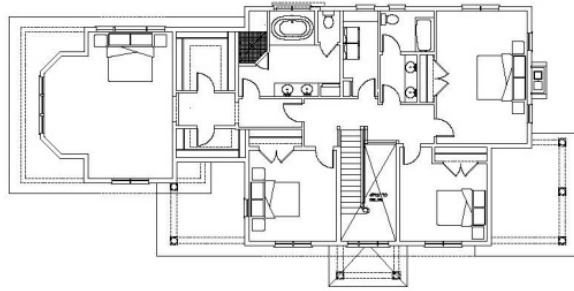


Rear and east  
elevations of  
house on lot 4A

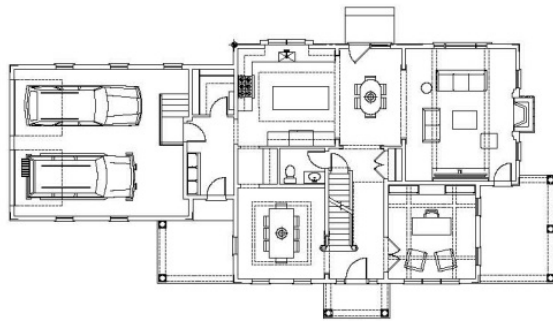


LOT 4A - LEFT ELEVATION

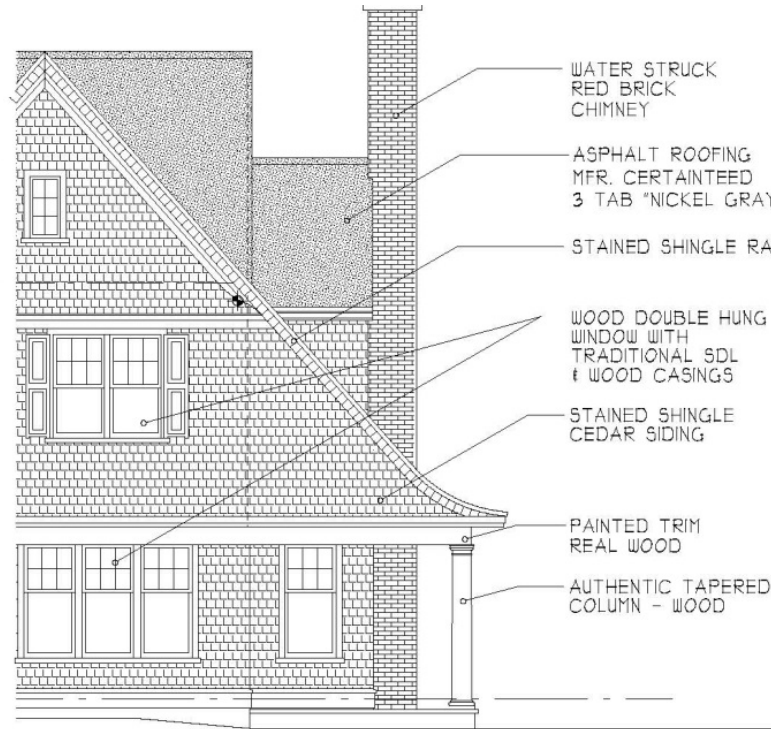




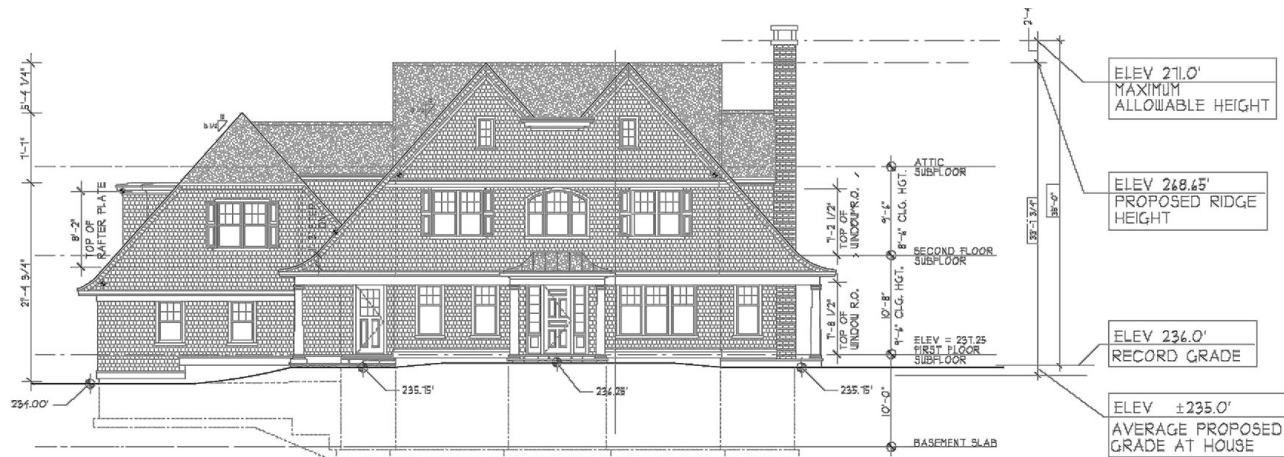
2 LOT 1A - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 LOT 1A - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

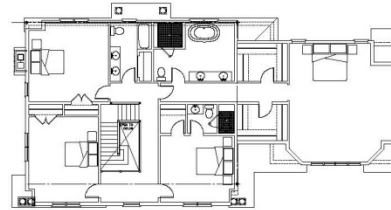
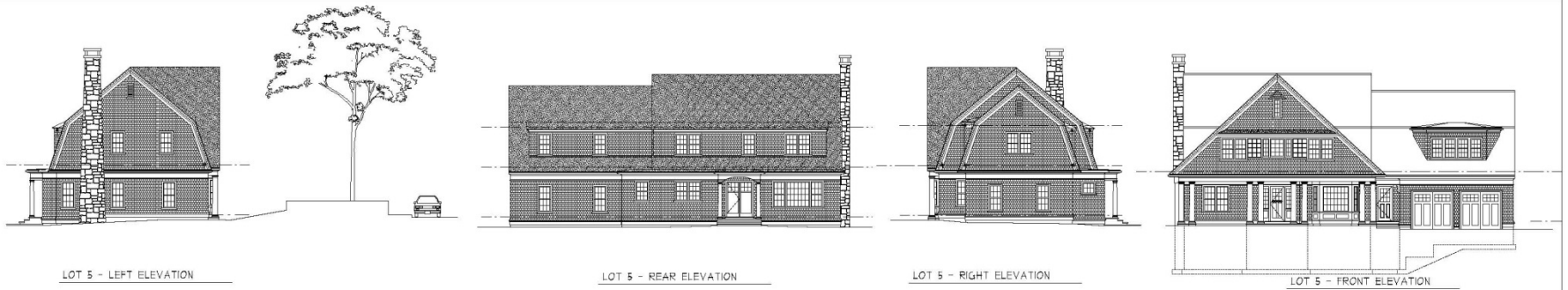


## Lot 4A plans & details

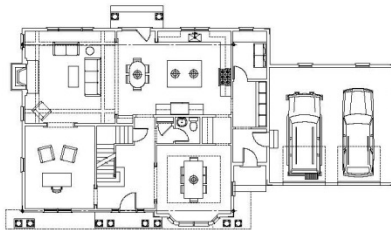


1 LOT 4A - FRONT ELEVATION

# Lot 5 Image Board 1.13.15

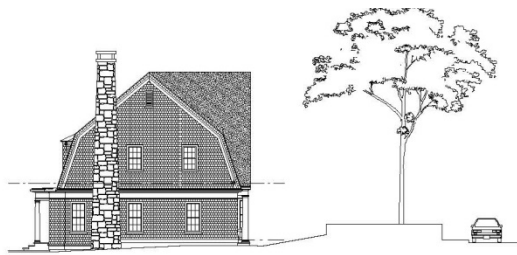


2 LOT 5 - SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 LOT 5 - FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

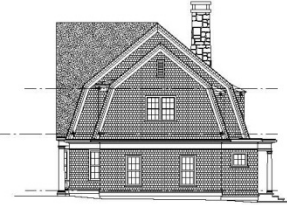




LOT 5 - LEFT ELEVATION



LOT 5 - REAR ELEVATION



LOT 5 - RIGHT ELEVATION



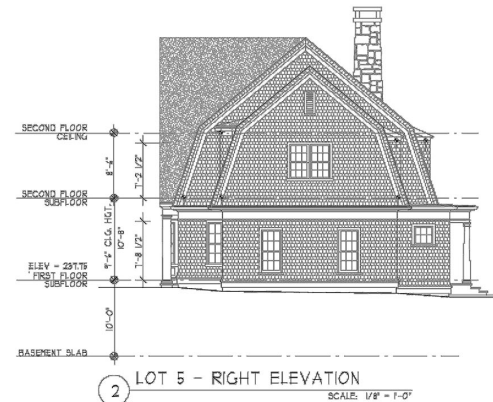
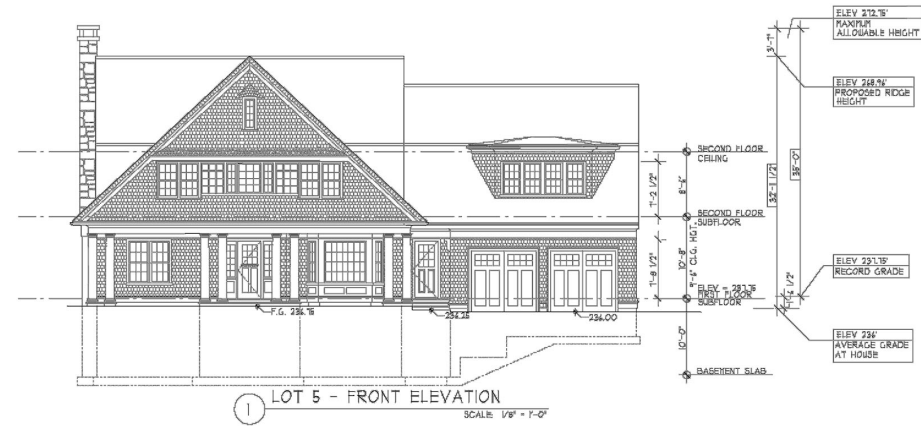
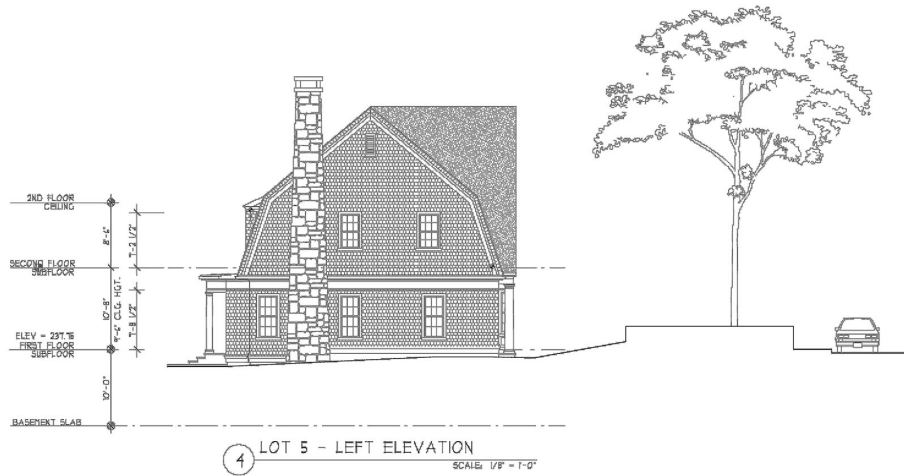
LOT 5 - FRONT ELEVATION

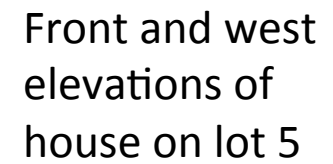
Lot 5 12.17.14

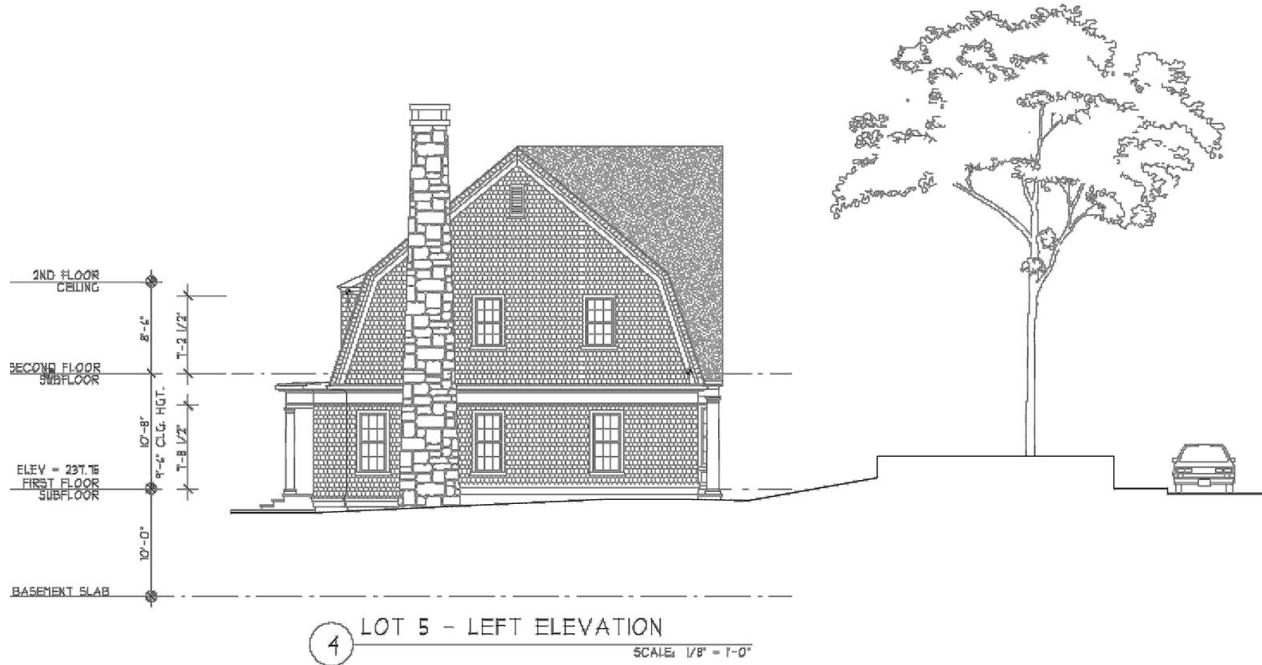




# Lot 5 elevations 1.13.15



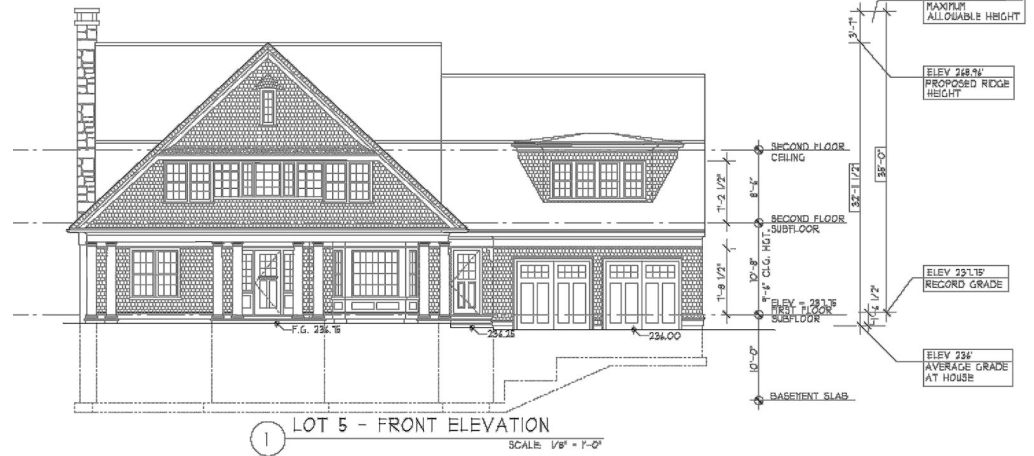




Rear and east  
elevations of house on  
lot 5









Lot 7 - Left Elevation

Lot 7 - Left Elevation



Lot 7 - Rear Elevation



Lot 7 - Right Elevation



Lot 7 - Front Elevation

Lot 7 1.13.15



# Lot7 Image Board



LOT 7 - FRONT ELEVATION



LOT 7 - SIDE ELEVATION



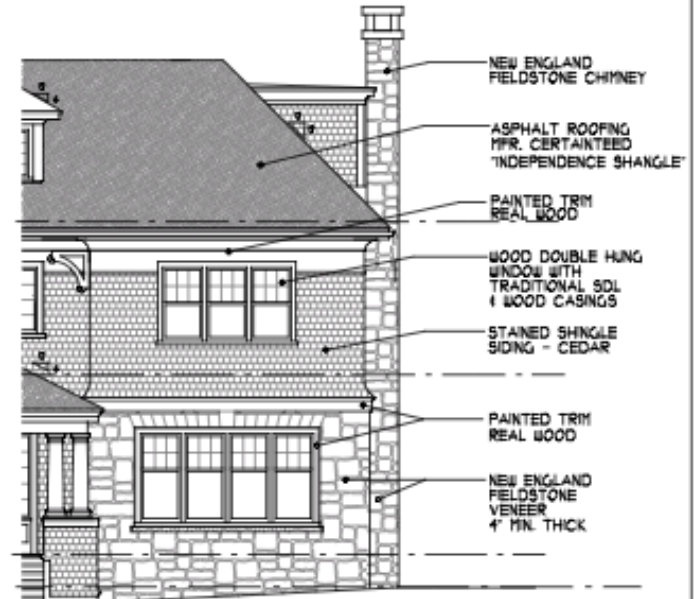
LOT 7 - REAR ELEVATION



LOT 7 - FRONT ELEVATION



LOT 7 - SECOND FLOOR PLAN



LOT 7 - FIRST FLOOR PLAN



Front and west  
 elevations of  
 house Lot 7

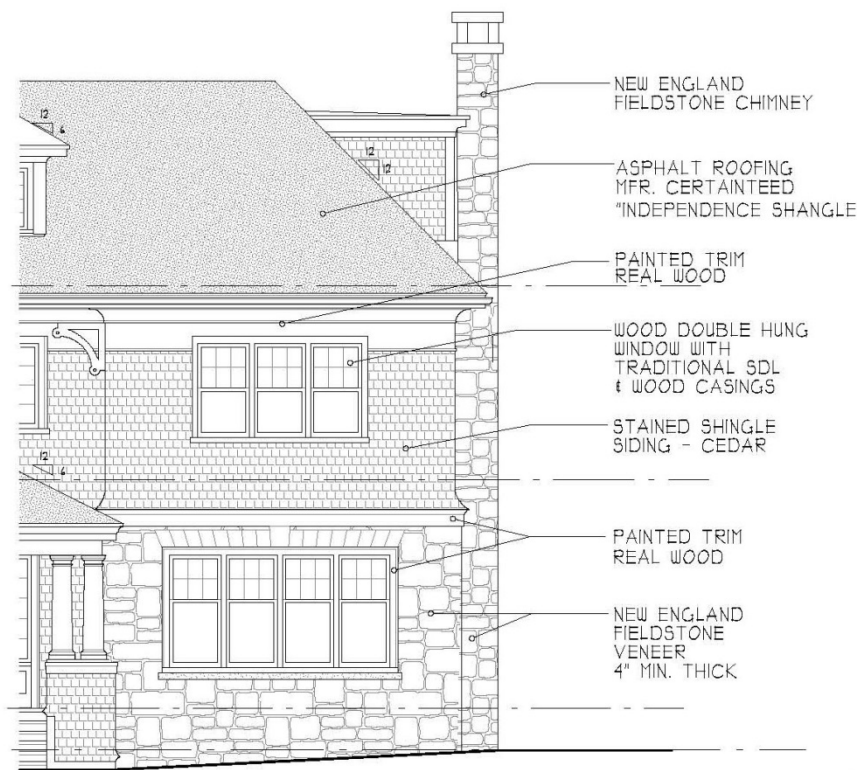
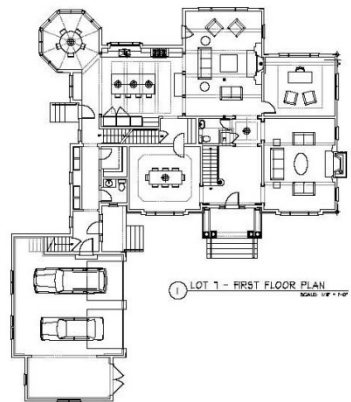
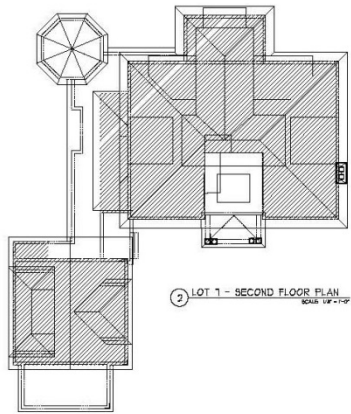






Rear and east  
elevations of house  
lot 7





## Lot 7 details & plans

